

# \$179,995 - 326, 901 Mountain Street, Canmore

MLS® #A2093669

## \$179,995

2 Bedroom, 2.00 Bathroom, 750 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

For additional information, please click on Brochure button below.

This 12 week share is a 2 bedroom 2 bathroom 3rd floor suite is located in the Grande Rockies Resort in the middle of beautiful Rocky Mountains. Situated just a few minutes walk from downtown shops and restaurants, it is arguably the best location in town. Facing one of the most recognizable peaks, Lady Macdonald! Finishings include granite counter tops, SS kitchen appliances, and a recently renovated bathroom. This mountain oasis also has in-suite laundry, a private patio with BBQ and patio furniture. The property boasts an indoor swimming pool with water slide, kiddie pool with frog slide and waterfall, indoor/outdoor hot tubs, fitness room, the Grande Kitchen and Bar and a banquet facility. As this property is also a part of Paradise Residence Club, owners and guests have access to the complimentary games room, full-service spa, outdoor BBQ area featuring Napoleon grills, and an outdoor gas fire pit located at the adjacent Sunset Resorts Canmore. Owners enjoy the right to occupy their suite, lend it to friends, or participate in the established rental program. The innovative rotation calendar allows for 6 fixed peak demand weeks on a rotating schedule and 6 floating shoulder season weeks giving the most flexibility in the fractional ownership industry. A must-see property! It won't last long. Yearly fee covers property taxes, utilities, insurance, and



property management.

Built in 2010

### Essential Information

MLS® #	A2093669
Price	\$179,995
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	750
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	326, 901 Mountain Street
Subdivision	Bow Valley Trail
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 0C9

### Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Pool, Spa/Hot Tub
Parking Spaces	1
Parking	Parkade, Stall, Underground
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Chandelier, Granite Counters, Vinyl Windows, No Animal Home, Soaking Tub
Appliances	Dishwasher, Microwave, Oven, Refrigerator, Range Hood, Stove(s), Washer/Dryer, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4
Has Basement	Yes
Basement	See Remarks, Unfinished

## Exterior

Exterior Features	Barbecue, Courtyard, Outdoor Grill
Lot Description	Backs on to Park/Green Space, Landscaped, Level, Street Lighting
Roof	Asphalt
Construction	Composite Siding, Metal Frame, Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	November 16th, 2023
Days on Market	533
Zoning	BVT-G20

## Listing Details

Listing Office	Easy List Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.